

**Carriage House and Secondary Dwelling Standards and Conditions**  
**Options to Address Neighborhood Concerns**  
(11/26/03 Draft by Allan Torstenson)

**Sec. 65.120. Dwelling, secondary.**

An additional dwelling unit located within and subordinate to the principal dwelling on the lot, designed for a single occupant or small family.

*Standards and conditions:*

- (a) A secondary dwelling unit shall be located within a one-family dwelling.
- (b) The appearance of the building in which the dwelling unit is located shall remain that of a one-family dwelling. Any new entrances must face the side or rear of the building.
- (c) In the case of an addition to an existing structure, roof pitch, windows, eaves and other architectural features must be the same or visually compatible with those of the original building. Exterior finish materials and trim must be the same or closely match in type, size and location the materials and trim of the original building.
- (d) The secondary unit may not contain more than thirty (30) percent of the building's total floor area or 800 square feet, whichever is less.
- (e) The total number of residents that reside in the building (including both units) may not exceed the number that is allowed for a household or "family" as defined in this ordinance.
- (f) There shall be no more than two (2) dwelling units on the zoning lot.
- (g) At least one dwelling unit on the zoning lot shall be owner-occupied. The owner of the property shall submit annual certification of owner-occupancy to the zoning administrator along with an annual fee established by resolution of the city council as provided in section 61.302(b).
- (h) Standards and conditions (f) and (g) above may not be modified or varied, and (d) may not be modified or varied by more than fifty (50) percent.

*Additional standards and conditions in Residential Districts:*

- ~~(hi)~~ The minimum lot area shall be ~~2500 square feet~~ at least fifty (50) percent greater than the minimum lot area required for a one-family dwelling in the zoning district.
- ~~(tj)~~ The lot shall have street frontage, including both streets for corner lots, at least twenty-five (25) feet greater than the minimum lot width required for a one-family house in the zoning district.

**Sec. 65.121. Dwelling, carriage house.**

An ~~additional accessory dwelling unit, subordinate to the principal dwelling on the lot, located within an accessory building above a detached garage.~~

*Standards and conditions:*

- (a) A carriage house dwelling unit shall be located within a building that is accessory to a one-family, two-family, three-family or townhouse dwelling, and located in the rear yard.
- (b) Any exterior changes or additions for a carriage house dwelling shall be constructed of similar materials and shall be architecturally compatible with the main (principal) building.
- (c) The dwelling unit may not contain more than thirty (30) percent of the total floor area on the zoning lot.

- (d) There shall be no more than one secondary or carriage house dwelling on a zoning lot.
- (e) The minimum lot area shall be 2500 square feet greater than the minimum lot area required for the main (principal) building in the zoning district.
- (f) An accessory building with a carriage house dwelling shall meet all requirements for accessory buildings, provided, however, that it may be up to twenty-five (25) feet in height. If walls of a carriage house dwelling facing interior lot lines contain windows or other openings, the wall shall be set back at least eight (8) feet from the lot line.
- (g) Except in the TN3 Traditional Neighborhood Development District, at least one dwelling unit on the zoning lot shall be owner-occupied. The owner of the property shall submit annual certification of owner-occupancy to the zoning administrator along with an annual fee established by resolution of the city council as provided in section 61.302(b).
- (h) Except in the TN1-TN3 Traditional Neighborhood Districts, the lot shall have street frontage, including both streets for corner lots, at least twenty-five (25) feet greater than the minimum lot width required for the main (principal) building in the zoning district.
- ~~a. The building planned for use as a carriage house dwelling had space originally built to house domestic employees. [The Housing Chapter of the Comprehensive Plan calls for broadening this and, with all of the additional conditions above, this is no longer needed: Moved to (k) below.]~~
- ~~b. The applicant shall obtain a petition signed by two-thirds of the property owners within one hundred (100) feet of the applicant's property line consenting to the carriage house dwelling. [With all of the additional conditions above, this is no longer needed: Moved to (j) below.]~~
- ~~c. The applicant shall not reduce the number of existing off-street parking spaces on the property and shall also provide additional off-street parking as required for the carriage house dwelling. [Deleted text is superfluous. Just as for secondary dwellings, the standard parking requirement for dwelling units applies.]~~
- ~~d(i) Except in the TN3 Traditional Neighborhood Development District, a site plan and a building plan shall be submitted to the planning commission at the time of application. Carriage house dwellings are exceptions to one (1) main building per zoning lot requirements. [Deleted text is unnecessary and may cause confusion; it is language that is already in §66.241.]~~
- (j) In Residential Districts, the applicant shall obtain a petition signed by the owners of three-fifths of the several descriptions of real estate within one hundred (100) feet of the subject property consenting to the carriage house dwelling.
- (k) In RL-RT1 Residential Districts, the building planned for use as a carriage house dwelling shall have space originally built to house domestic employees.
- (l) Standards and conditions (d), (g) and (j) above shall not be modified or varied. Standards and conditions (c), (e) and (h) above shall not be modified or varied by more than fifty (50) percent.